



BEAUTIFUL 18TH CENTURY 4 STAR LUXURY
HOTEL, SEMINAR ROOM ,FITNESS SUITE
GARDENS ,POOL AND APARTMENTS.

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BEAUTIFUL 18TH
CENTURY 4 STAR LUXURY
HOTEL, SEMINAR ROOM
,FITNESS SUITE GARDENS
,POOL AND
APARTMENTS...



PROPERTY FACT FILE

REFERENCE	A29789CSTII
PRICE	€ 3,300,000 £ 0* *agency fees to be paid by the seller
BEDROOM	20
BATHROOM	16
ACCOMMODATION	1369 m ²
LAND	12847 m ²
TOWN	Carcassonne
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, Hotel, Country House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking
*Price based on current exchange rate which is subject to change	



- Luxurious Four Star Hotel with Excellent reviews
- 12 beautifully decorated ensuite bedrooms
- Fabulous gardens and grounds with swimming pool
- Calm and scenic location close to Carcassonne
- Excellent business reputation and reviews

BEAUTIFUL 18TH
CENTURY 4 STAR
LUXURY HOTEL, SEMINAR
ROOM ,FITNESS SUITE
GARDENS ,POOL AND
APARTMENTS...

Ref : A29789CST11

Seize the unique opportunity to own an exquisitely transformed 18th-century batisse, now a four-star luxury boutique hotel featuring 12 ensuite bedrooms. Nestled in a tranquil and highly sought-after village near the UNESCO World Heritage site of Carcassonne, this property offers easy access to Toulouse and is just an hour away from

DESCRIPTION

Magnificent XVIIIth century building known as a Château, with superb gardens and magnificent large wooded park in the heart of a sought-after village less than 5 km from France's 2nd most visited tourist site in the South of France. Operated as a 4-star hotel. Good development potential.

12 splendid, very spacious rooms and suites (from 20 m² to 70 m²), each with its own bathroom and is very well equipped.

swimming pool, sauna, fitness and massage room, seminar room, lounge, reception, breakfast room.

The sale includes

- the walls and grounds of the ideally located hotel
 - over 12,000 m² of gardens and parkland, including parking for 35 vehicles
 - the walls of the adjoining restaurant (137 m²), with a good reputation and also open to customers from outside the hotel
 - a staff apartment in the main building (206 m²) with 5 bedrooms, 2 bathrooms, office and enclosed garden
 - a 138 m² apartment above the restaurant with 3 bedrooms
 - a 34 m² independent studio apartment
 - a 30m² studio apartment in the staff quarters
- All these rentals add to the profitability of the hotel business (leases expiring soon).

This fabulous luxury prestige demure offers 1370 m² of living space in very good condition, combining the charm of the old with modern facilities, close to amenities, schools and shops + 1 more potential 143 m² to convert into a wine cellar, another reception room or other commercial use..

Turnkey commercial business, tastefully furnished and fully equipped, recently revalidated ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29789CST11>

COMPLETE FILE AND PHOTO ON REQUEST



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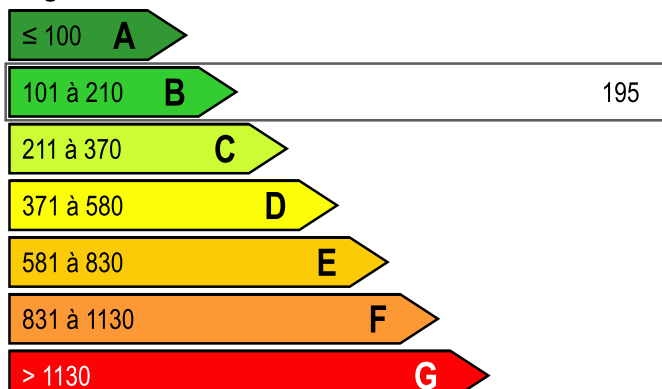
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ENERGIE-DPE

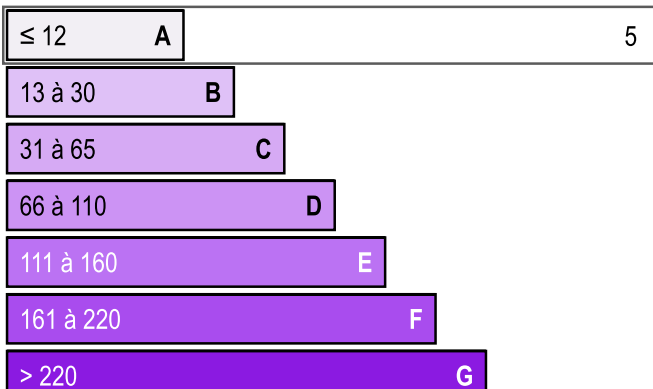
Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

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CONTACT

Réf :A29789CST11
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AND PHOTOS
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